

**CITY OF BROKEN ARROW
PLANNING COMMISSION MEETING
MINUTES
April 24, 2003**

The Planning Commission Agenda for this meeting was posted on April 17, 2003, at 4:00 p.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, April 24, 2003, at 5:00 p.m.

2. Present: Robert Goranson, Chairman
Renate Caldwell, Vice Chairperson
Mike Lester, Commission Member
Kal Desai, Commission Member
Johnnie Parks, Commission Member

Absent: None

Staff Present: Farhad K. Daroga, City Planner
Brent Murphy, Ass't City Planner
Karl Fritschen, Staff Planner
Joyce Snider, Admin Ass't
April Parnell, Ass't City Attorney
Jeff Westfall, Engineering Dept
Don Slone, Community Development Coordinator

3. The Commission considered the minutes of the regular Planning Commission meeting held April 14, 2003. **Motion** by Mike Lester to approve the April 14, 2003, minutes as presented. The motion was seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion Approved

9. Bob Goranson asked if there was anyone present regarding Item No. 9, BAZ 1598, saying the applicant has requested that this item be continued to the Planning Commission meeting of May 22, 2003. No one came forward. One owner of adjacent/nearby property was present. However, the applicant was not present.

Motion by Johnnie Parks to continue BAZ 1598 to the Planning Commission meeting of May 22, 2003, as requested. The motion was seconded by Mike Lester.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion Approved

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

Johnnie Parks asked if the applicant for Item 4D, R.L. Hudson, was in agreement with the conditions and Farhad Daroga said they were.

Motion by Kal Desai to approve the Consent Agenda, as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved

- 4A. PT02-109, DN02-136, Bentley Village conditional final plat, 22 acres, 81 lots, R-3 (BAZ 1448), south side of Jasper Street, one-third mile west of Aspen Avenue, Hall, Rosenbaum & Associates, Inc., (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4B. PT02-130, DN02-218, Washington Lane conditional final plat, PUD 135A, R-2, (BAZ 1580) 19.14 acres, 70 lots, ¼ mile south of Washington (91st) Street on the east side of 9th Street (Lynn Lane/177th East Avenue), Independent Design Consultants (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4C. PT02-131, DN02-122, Garnett Commons conditional final plat, 6.37 acres, 5 lots, C5 (BAZ 1555), one-quarter mile north of Kenosha Street on the east side of Garnett Road, Hall, Rosenbaum & Associates (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4D. ST02-147, DN02-212, landscape plan, R. L. Hudson, 3.31 acres, I-1, PUD 44, Greenway Business Park, one-quarter mile south of Albany on the east side of Aspen Avenue, Jim L. Freeman (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4E. ST03-108, landscape plan, McAlister's Deli, 0.9 acres, C-3, Redbud Center, one-quarter mile south of Kenosha Street on the west side of Aspen Avenue, White Design Group, P.C. (Applicant). The applicant was not present. However, Steve Powell (Deshazo, Tang & Associates, engineers) was present. This item was approved as recommended by Staff.
- 4F. ST03-114, landscape plan, Rader's Office Building, 1.07 acres, O-3, PUD 114, one-quarter mile north of Houston Street, east of Aspen Avenue, White Design Group, P.C. (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4G. ST03-115, DN03-131, site and landscape plan, Walgreen's, 1.57 acres, C-5 (BAZ 1591), northwest corner of Kenosha Street and 9th Street, Sack & Associates, (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4H. ST03-116, DN03-107, site plan, Quik Trip Expansion (Arrow Springs Third), northeast corner of Elm Place and Florence Street, Deshazo, Tang & Associates, (Applicant). The applicant was present. This item was approved as recommended by Staff.

- 4I. ST03-117, site and landscape plan, Wendy's, 0.80 acres, C-5, 300 feet north of Florence Street on the east side of Elm Place, Deshazo, Tang & Associates, (Applicant). The applicant was present. This item was approved as recommended by Staff. The applicant was present. This item was approved as recommended by Staff.
- 4J. BAL 833, DN03-131, Walgreen's lot split, 1.57 acres, C-5 (BAZ 1591), northwest corner of Kenosha Street and 9th Street, Sack & Associates, (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4K. CA-101, DN03-131, Walgreen's change of access, 1.57 acres, C-5 (BAZ 1591), northwest corner of Kenosha Street and 9th Street, Sack & Associates, (Engineer). Farhad Daroga said the north curb cut on Lynn Lane will be shifted northward to line up with the Git-N-Go curb cut on the east side of Lynn Lane. The applicant was present. This item was approved as recommended by Staff.

5. **ITEMS REMOVED FROM CONSENT AGENDA**

None.

6. The Commission considered PUD 136 and BAZ 1596, Wilburn Square, 12.99 acres, BACP 45, A-1 to C-3, southwest corner of Elm Place and Tucson Street, Charles E. Norman (Applicant). Farhad Daroga presented the background, saying the Comprehensive Plan amendment, BACP 45, was approved by the City Council on April 21, 2003 and the property is now at Level 4.

Charles E. Norman, representing the property owner, said all of the recommendations Staff has made are included in this application. He outlined the layout of the site and asked that the applications be approved. Johnnie Parks asked if there was a creek and flood plain to the west. Mr. Norman said there was a larger one in the 100-year floodplain and outlined the flood control measures that will be taken. Discussion followed. There were no protestants present.

Motion by Mike Lester to recommend approval of PUD 136 and BAZ 1596 as recommended by Staff. The motion was seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion Approved

Bob Goranson said this item will be heard by the City Council in their meeting of May 19, 2003, at 7:30 p.m.

7. The Commission considered PUD 131A, 13.4 acres, (BACP 38, BAZ 1564) Water Tower Park, one-quarter mile west of Elm Place on the south side of New Orleans (101st) Street, Tanner Consulting, LLC (Applicant). Farhad Daroga presented the background, saying this proposal is to modify the commercial uses and the existing PUD 131 on this site.

7. continued

Ricky Jones, Tanner Consulting, 5323 South Lewis, Tulsa, representing the property owner, said this is almost the same plan as was approved in 2002. He said the south one-half of this property is a borrow pit which was formed when the dirt was taken out and used to build a shopping center to the east. He said their original plan was to put a mini-storage there, but it was cost prohibitive to fill up, so the buildings were shifted 526 feet to the north and they will have a development area (A) for retail. The area behind development area B is reserved in case the City ever allows more than 20 percent for mini-storage. However, it would still have the storm water detention area as a buffer to the south. He asked for approval of PUD 131A as recommended by the Staff.

Sharon Roberts, 4008 South Hickory, South Park Estates, asked who will own and maintain the storm water detention pond. It was clarified by Ricky Jones that Rock Cod Broken Arrow LLC owns the property. He talked about the landscaping that will be installed. He said unless it is dedicated to the City, the owner will maintain it. Mrs. Roberts asked if it will be fenced and have an easement. Farhad Daroga said there is an AEP-PSO power line easement along the entire south boundary which will not change. The property owners to the south asked that the fence be six-foot, rather than eight-foot. He said the developer will build whichever height fence the property owners desire.

Johnnie Parks asked when the fence will be discussed. Farhad Daroga said it can be done at the site plan level and the storm water detention plan will be done during the platting process. Discussion followed. Johnnie Parks asked how large is the detention pond and is there a need to maintain the detention area. Ricky Jones said they don't need such a large (8.5 acres) area for a reserve area and that is what has opened up the possibility of using it as a regional detention facility for the City. Farhad said the area is 620 feet wide and 650 feet on the east side and 600 feet on the west.

Farhad Daroga said Staff recommends approval of PUD 131A with the listed conditions and as recommended by the applicants with their proposal which is included in the Commissioners' packets as PUD 131A.

Motion by Johnnie Parks to recommends approval of PUD 131A with the listed conditions and as recommended by the applicants with their proposal which is included in the Commissioners' packets as PUD 131A. The motion was seconded by Mike Lester.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion Approved

Bob Goranson said this item will be heard by the City Council in their meeting of May 19, 2003, at 7:30 p.m.

8. The Commission considered the dismissal of BAZ 1586, 2.50 acres, R-1 to C-3 and FD, one-eighth mile east of Garnett Road on the south side of Washington (91st) Street, Edward F. Burger (Applicant/Owner). Farhad Daroga presented the background, saying this application was considered last year and the applicant asked at the December 5, 2002 Planning Commission meeting that this matter be tabled indefinitely. He said the property owner has been contacted by letter and telephone and the owner has said to drop this application. He said about one-half of this property is in the flood plain. There were no protestants present.

Motion by Mike Lester to dismiss BAZ 1586. The motion was seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion Approved

9. BAZ 1598, S & J Contractors, Inc., 0.62 acres, R-5 and C-3 to C-5, 521 and 605 West Lansing Street, south side of West Lansing Street, approximately 200 feet east of Elm Place, John C. R. Turner (Applicant). This item was continued to May 22, 2003, at the beginning of the meeting.

10. **DISCUSSION ITEMS**

None.

11. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF
(NO ACTION)**

None.

12. **Motion** by Mike Lester at 5:46 p.m. to adjourn. The motion was seconded by Kal Desai.

Yes: Parks, Desai, Lester, Caldwell, Goranson

No: None

Motion approved